



Lamoine Board of Selectmen

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Minutes – September 19, 2109

Chair Robert Christie called the meeting to order at 7:00 PM.

Present were: Selectmen Nathan Mason, S. Josephine Cooper, Robert Christie, Gary McFarland, Kathleen Rybarz; Administrative Assistant Stu Marckoon, Conservation Commission Chair Larissa Thomas, Conservation Commission members Michael Jordan & Jeff Cosulich, Lamoine 150! Co-chair Cynthia Donaldson, Harbor Master David Herrick, resident Barbara Brooks, and from Sunpower Corporation Amit Shenoy, Eric Stevens, Leigh Barrow and Chris Cantone.

Agenda Review/Addendum – Stu reported that Harbor Master David Herrick would be in to discuss a matter with the board.

Minutes – September 5, 2019 – Kathleen moved to approve the minutes as written. Nathan 2nd. **Vote in favor was 5-0.**

Expenditure Warrant 8 – Selectmen signed the warrant in the amount of \$113,528.57. Stu said the bulk of the warrant was education and payroll.

Cash & Budget Reports – Stu said there was nothing remarkable about the reports for both the current fiscal year and the fiscal year that ended on 6/30/19. He reported that the auditors will be here next Thursday for their annual audit. Jo asked about Shellfishing enforcement. Stu reported that Kathleen would have an update which is on the agenda addendum.

Catering Permit – Stu reported that a Southwest Harbor restaurant/caterer has requested a permit for an upcoming event on October 6, 2019 at the Seal Cove Goat Farm. Barbara Brooks said it will be a pizza and beer event from 12PM to 5PM. She said the caterer will require proof of ID. She said they are collaborating with Coda Restaurant to help cater the event. She said this would be a one-time event and parking will be controlled. Nathan asked how many people might be expected. Ms. Brooks said it would be about 100, with some families attending. She said the goats are a big draw.

Kathleen said Lamoine has no special amusement ordinance, and perhaps one could be developed. She said a Shore Road resident is also interested in using her property for a wedding venue from time to time. Nathan said he had no problem with the application provided there is no on-street parking or road congestion. Ms. Brooks said they could put up some no parking signs.

Bob said he'd be interested in hearing follow up after the event. Nathan moved to approve the application. Jo 2nd. Vote in favor was 5-0; Selectmen signed the state application form.

Solar Grid Project – Chris Cantone of Sun Power Corporation introduced his team. He said his company has 35-years of experience and is owned by a French corporation. He said they make solar panels and invest about \$100-million dollars a year in projects. He said they make the most efficient panels in the world, and area a full turnkey operation.

Amit Shenoy presented a project overview. He said the project as originally proposed per the RFP issued by the town will change following a tour of the capped landfill property area earlier in the day.

Leigh Barrow said the Legislature is promoting solar projects and there is a need to move quickly. Mr. Shenoy said their engineer, Eric Stevens, walked the site this afternoon, and will be looking at the best value design and re-engineering the project. He said the initial site lease would pay the town approximately \$108,000/year for 20-years, with a potential discount on energy bills. He said there are several direct and indirect benefits to the project. Mr. Cantone said the company performs maintenance on the panels and vegetation management. He said they would have to bring 3-phase power to the location, and they provide an education to the school system as part of a STEM education program.

Mr. Cantone said there are several options in which the town could share in the interconnection with 3-phase power which could increase the lease payments to the town. He said having 3-phase power available to the transfer station would be a benefit. Nathan asked if there were any other potential costs to the town other than participating with running the 3-phase power line. A brief discussion followed on the site.

Bob asked what the company found out from its visit today. Mr. Cantone said the landfill cap itself is very steep and they are not allowed to penetrate, so that could make things difficult on the cap. He said they are looking at a smaller alternative to the 6.5Megawatt project that was proposed. He said the redesign would be 3.5 to 5 Megawatts. Mr. Stevens said the grid could be located away from the landfill on town owned property that will require some clearing. He said there are setback and shading concerns. He said it's still a good opportunity, but it will take a while to design and there would be a different 3-phase patch.

Bob said the original scope was a 6.8 Mw facility. Nathan said now it's about half that, utilizing 13-acres. Bob said the original proposal would have utilized 19-acres. Kathleen said that area has been graveled for many years and may be nearing the end of its useful life as a gravel pit.

Mr. Cantone said the proposed new site slopes north, which can change a panel mounting angle. Bob asked if the panels move to follow the sun. Mr. Cantone said trackers are possible, and they will look at mounting options

Bob asked about the potential discount on power bills. Mr. Cantone said that's part of the program. He said the power bill would get a credit of 1.25 cents/Kwh which would be paid to Sunpower at a slightly lower rate

Nathan asked about what other construction needs there might be. Mr. Cantone said they would have to do some site clearing, install footings and pylons, depending on the final project design. Gary asked if they use their own personnel or bid out for construction. Mr. Cantone said they prefer to use local contractors, but will generally go with the lowest cost. He said safety is very important in the construction process.

Mr. Stevens said the slope and topography at the new location shows a 25-foot rise over 1,300-feet. He said undulation is not a deal breaker. Discussion followed about the acreage involved. Nathan asked about maintenance and personnel. Mr. Cantone said they have operations and maintenance personnel who keep the panels clean and take care of vegetation. He said they sometimes outsource that. Mr. Stevens explained how they maintain the equipment.

Nathan asked what the incentive is to lease instead of buying property. Mr. Cantone said they are actively looking for potential sites. Mr. Shenoy said they like to partner with municipalities. Mrs. Thomas asked if brownfields are prioritized. Ms. Barry said they are, and that is under rule making presently.

Bob said that solar is needed for the next generation and the education component of the proposal is important. Stu asked what the next steps are. Mr. Stevens said they want to get a better sense of the boundaries. He said they will need site access, legacy documents, and to understand the hydrology and geology of the site. Mr. Cantone said the town and company will need to enter contract negotiations, and that can take months. He said they need some sort of deal by December to prepare for an auction. Mrs. Thomas asked when a revised proposal would be out so that a town meeting can be scheduled. Mr. Stevens said it'll take about 3-weeks for a more polished design. Stu asked what comes next. Mr. Cantone said there is nothing until the refined proposal is developed. Cynthia Donaldson asked that there be a good presentation for the town meeting with easy to understand terms.

General Assistance Ordinance Public Hearing – Bob opened the hearing at 8:13 PM. Jo asked if there was anything out of the ordinary for the ordinance update. Stu said there was not. The hearing closed at 8:14 PM. Jo moved to adopt the annual ordinance update. Kathleen 2nd. **Vote in favor was 5-0.**

Meeting with Harbor Master - David Herrick said the town voted to ban mushroom type moorings last March, and there is a resident of Franklin sitting on a mushroom mooring. He said the mooring permit holders all got the same letter that mushrooms are now banned. He said he saw the sailboat sitting on a mushroom 2-to-3 weeks ago. He said he called the owner before Labor Day and the owner told him he wanted to sit on a piece of flat steel. Mr. Herrick said he told the permit holder he needed a block. He said he verbally gave the permit holder until Saturday night to come into compliance or to remove his boat. He said the boat was still there as of 5:00 PM this evening. He asked what he could do to get him into compliance.

Nathan asked if the town could remove the mushroom. Mr. Herrick said everyone owns their own mooring equipment. He said the permit holder told him he was working on a

piece of granite for next year. Mr. Herrick said he told the permit holder the ordinance took effect this year. He said he's not spoken to the permit holder since asking him to come into compliance, but the mooring seems to have moved close to shore. Nathan asked if that is the last mushroom in the mooring field. Mr. Herrick said it is to the best of his knowledge.

Bob asked why the ordinance was changed. Mr. Herrick said mushroom moorings just don't hold. Bob asked if the Marine Patrol might be able to help. David said he would ask them. Jo suggested sending the permit holder a certified letter. Nathan said perhaps the letter could say that if the permit holder does not come into compliance, they would not be issued a permit next year. Stu said he would do up a certified letter on behalf of the Board of Selectmen.

Facilities Maintenance Ad – Selectmen said a draft that Stu proposed to advertise for a facilities maintenance director looked good. Stu said he would put a small ad in the Ellsworth American directing applicants to the website as well as advertise on social media. He said word of mouth would also be effective.

Lamoine 150 – Jo said the first event is the Coastal Cleanup this coming Saturday. Cynthia Donaldson said anyone interested should contact Larissa Thomas. She said there are two groups – one on foot, and one in kayaks. She said there is a scavenger hunt on the 28th which starts at the school. She said the big kick off is October 5th with the Robin's Run race followed by a fire department barbecue. She said that is followed by another scavenger hunt at the parks with a surprise for participants. She said there are a lot of exciting things, including a "telling our story" event each month starting in November. She said the group will send out another post card in November. She said there is merchandise for sale with logo opportunities.

Stu said he got an inquiry about closing the road for the race on the 5th, so he checked with Maine DOT. He said the Selectmen have to approve a road closure order, and he has one drafted for signature. After a brief discussion, Jo moved to sign the road closure plan and order. Gary 2nd. **Vote in favor was 5-0.**

Cynthia said the culmination will be next August, and asked if it was OK to expand the committee. Stu said the committee can have ad hoc committees, and if they wish to have voting alternates to bring names to the Selectmen for appointment.

Annual Town Meeting – Nathan moved to set the 2020 annual town meeting on March 17 & 18, 2020. Gary 2nd. **Vote in favor was 5-0.** Jo said there would be a re-enactment of the first town meeting prior to the actual open meeting.

Meeting with Emera Maine/Enmax – The Selectmen will meet with representatives from Emera and their potential buyer, Enmax, on Monday, September 30, 2019 at 4PM at the Lamoine Town Hall. Two Selectmen said they could make the meeting, two said maybe, and Jo said she would meet with them at her office campus.

MDOT Requests – Stu said MDOT said OK to placing a stop sign on Marlboro Beach Road at the Partridge Cove Road intersection. He said he inquired about planting a small flower garden at the intersection of Route 204 and 184, but MDOT discouraged that for safety reasons.

Crack Sealing/Tree Trimming – Stu said he would like to get estimates for crack sealing and tree trimming for both Buttermilk Road and Walker Road. Nathan moved to authorize the road commissioner to do so. Gary 2nd. **Vote in favor was 5-0.**

Disposal of Chairs – Stu said now that new chairs are in the office, the old ones need to go. He suggested offering chairs on a first come/first served basis and \$5.00 for the small padded rolling chairs and \$2.00 per folding chair. There was no objection.

Shellfish Update – Kathleen reported that the County Commissioners and the Sheriff have agreed to consider a budget line. She said Ellsworth would continue to be the administrative lead. She said the County is looking at a revenue budget. She said there is about a \$10,000 cushion in the shellfish budget. She said there may need to be a small increase in the fees each town has to pay for enforcement. Bob noted that Richard Fennelly seems to be pleased with the progress being made.

Motor Vehicle Agent Fees – Stu reported that a new law that took effect today increased the agent fee range to \$3.00 to \$5.00 for re-registrations and \$4.00 to \$6.00 for new registrations. He said he's drafted a new fee schedule to reflect that. Jo moved to approve the new fee schedule order. Kathleen 2nd. **Vote in favor was 5-0.**

Other – Bob said he stopped into the town office to report that a truck had spilled crushed stone along Route 184. He said some calls were made and the mess was cleaned up.

Bob also noted that there are still some issues with trash going to Fiberight. He said he feels good about the decision the town made.

Next Meetings – There will be a special meeting at 4PM on September 30, 2019 at the town hall to meet with Emera and Enmax officials. Regular meetings are scheduled for the first and third Thursdays of each month through December.

There being no further business, the meeting adjourned at 9:00 PM

Respectfully submitted,

Stu Marckoon, Adm. Asst. to the Selectmen